time and care bestowed on the subject. Mr. Ashpitel is one of the few architects to whom a Latin charter is no stumbling-block in an inquiry, and he speaks fluently and well.

THE NEW SEWERS AMENDMENT ACT.

THIS act has just been printed; it appears to have undergone considerable mutilation in its passage through Parliament,—the original bill (as introduced by Lord Ebrington) containing thirty-two clauses, the act as passed only eighteen: those clauses by which almost unlimited powers were sought have been completely rejected. Whether what are left will be conducive to the public interest remains to be seen.

Clause 3 empowers the commissioners to agree with any paving board or authorities in matters of paving, on such terms as may be agreed on, where the commissioners and such board may deem that sewerage works and the convenience and health of the public would be promoted thereby.

4. In cases of failure of works or of accident, the commissioners may make reasonable compensation for such damage or loss sustained thereby.

5. This clause has been introduced to meet the objection successfully taken by the parochial authorities of St. Margaret's, Westminster, against cleansing cesspools during the day time. It empowers the commissioners to order and authorise their officers to carry on all operations of cleansing, and to remove all filth, soil, or matter, in the day time, notwithstanding the provisions of the Police Act, the commissioners taking care, as far as possible, to prevent nuisance, annoyance, or delay; and any contractor employed by the commissioners who neglects all reasonable precautions, to be liable to a penalty of 5*l*.

9. The commissioners may accept and order payments by instalments, and where a sewer has been constructed within thirty-five years from the passing of the act, the commissioners may order the owner or occupier required to drain into a sewer to pay such sum as they may think just towards the expense of the same, which sum may be recovered as a debt due to the commissioners, by distress and sale of the goods and chattels of the person liable to pay the same.

10. The amount of any improvement rate may be recovered, with interest at the rate of 5 per cent., and such a sum as will meet the expenses incurred in recovering the same.

11. That where expenses have been incurred in the improvement rate, and the premises in respect of which it was made are partly destroyed, pulled down, or suffered to go into decay, or are untenanted for twelve successive months, then the commissioners by their decree may order such charges to be paid as default, and may charge the unpaid amount, with interest, upon the site of such premises, and order such expenses to be paid by the owner for the time being, to be recovered in the manner set forth in other parts of this Act.

15 and 16. Change the title of "Clerk" to that of "Secretary," and the "Surveyors" to "Engineers."

17. Commissioners may borrow money, and for the purpose of raising money may, instead of making mortgages under this Act, grant annuities for lives or years, to be paid out of the rates, as they shall think fit, notwithstanding any Act may not pass for the renewal of this Act (!), and any mortgage or annuity so contracted by the commissioners after the expiration of the Act shall be valid and in full force.

The bill originally introduced contained clauses for the appointment of medical officers of health—to give almost unlimited powers to committees—to appoint a barrister to hear appeals against rates—to remove nuisances, and to inflict penalties for neglecting orders for so doing—to compel the Water Companies to supply water for the use of the commissioners, and also for water-closet apparatus, and if deemed expedient, the commissioners to purchase streams of water for their own use, and to dispose of any surplus water to the ratepayers for domestic or other purposes, and to continue drain pipes beyond the limits of the commission, for the purpose of disposing of sewage refuse, making compensation to the owners of the land for the same.

ARCHITECTS AND ARCHITECTURE IN JAMAICA.

SOME short time ago a letter appeared in your columns, signed "A Tradesman," charging architects with, among other things, compelling builders to perform their own private work without any remuneration. Although I would not attempt to assert that there are no "black sheep" amongst us, as well as in every other profession, still I am of opinion that, had the matter been inquired into, it would have been found, in many instances, that the parties who carried on this dishonourable practice, were men who had assumed a title to which they could lay no claim.

The consideration that it is the duty of every architect, "in so far as in him lies," to uphold and maintain the dignity of the profession, as well as to expose anything that might cast a slur on its honour, impels me to make known through the medium of your paper, the following circumstances, which bear out the assertion contained in my first paragraph:—A person who came to this island some time ago, as an organist, music master, &c., not finding his success so great as he had anticipated, looked around him for some other occupation, and what, think you, was the character he put on? No less, Mr. Editor, than (to use his own words, or rather copy his signature), that of "Architect, Civil Engineer, &c. &c." Having succeeded in imposing on some persons, he was engaged to erect a chancel to the cathedral church of the island. With the aid of one who should have acted differently, and the assistance of your BUILDER, and some other works, he gave a design, the side windows of which were copied from Northfleet Church, Kent (*vide* THE BUILDER, March 27th, 1847), and the one at the eastern end from Merton Chapel, Oxford. Tenders were obtained, and contracts for certain portions of the works entered into. The cost of erection was estimated at 3,000*l*., although it will take more than that sum now to complete it.

Three thousand pounds for the building of a chancel, free from all architectural decoration, and not larger than is usually attached to ordinary parish churches!

It has now leaked out that our "Architect, Civil Engineer, &c. &c.," has been, and still is, extracting from the pockets of the builder, either 5 or 7½ per cent., besides the commission he receives from the parish. And I have been given to understand that every one (for the contracts have been divided), who is connected with the building has to pay a like per centage.

I shall abstain from all comment, but I really think it is time for architects to be "up and doing." Something should be done to protect the legalised members of the profession, and put at once a stop to a system that casts dishonour on its members. I enclose my card, together with the names of the other parties.

ONE WHO HOPES TO SEE A STOP PUT TO SUCH DOINGS.

We learn from another correspondent, that at present architecture is at a very low ebb in Jamaica. The only works going on in Kingston of any pretensions are a store and dwelling for Mr. Pinnock, a merchant, and the United Presbyterian Church, both of which are under the direction of Mr. B. W. Walsh, architect.

The church consists of a nave, south porch, and small chancel. It is of Perpendicular date. The side windows of two lights with transom. The western and eastern windows are large, of five and four lights, and filled in with tracery of rather an elaborate character. The roof is open, and of pitch pine, wrought without tracery, and is to be covered with slates. The sittings will be all low and open, with stall-ends, with carved finials. The woodwork of the sittings will be of cedar; the pulpit, &c., will also be of cedar. There is to be no paint used to any portion of the woodwork. The church is built of brick, with stone dressings. The windows will be wrought out of the stone of the country, from the parish of Portland. They will be the first windows ever made out of the stone of the country, as well as the first ever worked in the island. There are to be no galleries. The church will seat 512 persons. The passages, chancel, and porch, will be paved with red and blue tiles from Minton's manufactory. The cost of the church will be 1,700*l*. The height of the building from floor to ridge will be 51 feet.

Two iron bridges for the parish of Trelawney are projected. The span of one is to be 162 feet.

ONE-SIDED TEMPLES.—LEASEHOLD.

FEW, indeed, are the examples in our day of structures which, standing on an isolated site, are complete, so as to present four sides, or an entire exterior of uniform design.

The value of space in a crowded city already pre-occupied, and the impossibility of obtaining a *freehold* plot, will account for this; for if the locality be leasehold for ninety-nine years (and this is the longest lease now granted), it is not worth the cost to build for the inheritance of a cunning proprietor, who calculates for the aggrandizement of his successor in the fourth generation.

It is a matter of wonder that so many richly-embellished and solid structures are to be found in our streets, rather than that we see none built completely detached and exhibiting a unity of design on all sides. In such thoroughfares as Pall-mall, which is one continued chain of palaces, it cannot be expected that each one should stand apart,—for there, with the back to the Park and front to a noble causeway, the land is too valuable, and the variety of elevation conduces much to the beauty of the strada; but it is curious to contemplate (and this might give a subject to *Punch*) the tumult in the clubs about the year 1920, when the original leases will have lapsed.

The managing committee of the Reform, Athenæum, Conservative, &c., will then have rare commotions and treaties with the successors of the Woods and Forests! The law and usages are on the side of the officials, and if the system of leasehold tenure for short terms, should go on (which I very much doubt) till that year of grace, those anarchists must either break up and get *freehold* plots, somewhere out of Middlesex, or compound at rack rents of 2,000*l*. a-year, for by that period the terms of leases will be reduced to 31 years; and this, according to the present ratio of diminution, would be a long lease, since the extent of leases was in A.D. 1600, often 500 years; in 1820, 99 years; and at the present period of our chronicles it is (*vide the Portland estate*) 60 years! whilst in other districts of the town building leases vary from 50 to 60 years. In private residences of moderate pretensions, possibly the extent of the term makes no greater difference as to the outward appearance of the structure; but contrast the solidity of a house in Paris, built on *freehold*, with one of the same order in London, and the result will be manifestly in favour of the perpetuity.

Such a condition of clubs and public communities may hereafter, when the evils of *short leases* become palpable, lead the greater community, the public, to reflect upon the tendency of this custom to centralize property (the fixed capital in houses) in the possession of a very few landlords; but by that time the whole body of lessees in the metropolis will be also extruded and hunted out. No man can then have an interest in his tenement but as a lessee at rack rent:—the money expended by his ancestors will be lost to the last tenant, and "thousands yet unborn may rue the hunting of that day." QUONDAM.

WATER FROM ROOF OF NEW CHURCHES.—A correspondent from Milton Rectory, Abingdon, says,—"I shall be glad of an opinion as to the best remedy against the evil of the constant dropping of water from the new wooden roofs of churches on to the floor of the church, occasioned, as I suppose, by the condensation of the moisture of the internal heated atmosphere. Will an application of felt prevent the evil? and if so, how is it to be applied? or is a plastered roof more secure from this evil than a boarded roof?"—Some of our readers will perhaps give us the result of their experience in a similar case. A layer of asphalted felt between the boarding and the slates or lead with which it is covered, would of course tend to lessen the evil. We are disposed to think, however, that *good ventilation* is the great thing needed.—ED.

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